

City Council Introduction: **Monday**, January 22, 2001  
Public Hearing: **Monday**, January 29, 2001, at **5:30 p.m.**

Bill No. 01-12

## **FACTSHEET**

**TITLE:** **CHANGE OF ZONE NO. 3296**, from R-6 Residential to B-3 Commercial, requested by the Director of the Urban Development Department, on property generally located at North 27<sup>th</sup> and "S" Streets.

**STAFF RECOMMENDATION:** Approval.

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: Consent Agenda, 01/10/01  
Administrative Action: 01/10/01

**RECOMMENDATION:** Approval (7-0: Hunter, Krieser, Carlson, Duvall, Newman, Schwinn and Bayer voting 'yes'; Taylor and Steward absent).

### **FINDINGS OF FACT:**

1. The Planning staff recommendation to approve this change of zone request is based upon the "Analysis" as set forth on p.3.
2. This item was placed on the Consent Agenda of the Planning Commission on January 10, 2001, and opened for public hearing. No one came forward to speak.
3. The record consists of two emails in support (p.9-10).
4. The Planning Commission agreed with the staff recommendation.

**FACTSHEET PREPARED BY:** Jean L. Walker

**DATE:** January 16, 2001

**REVIEWED BY:** \_\_\_\_\_

**DATE:** January 16, 2001

**REFERENCE NUMBER:** FS\CC\FSCZ3296

**W444**

**DATE:** December 19, 2000

**GENERAL INFORMATION:**

**REGIONAL ISSUES:** This area is included in the N. 27<sup>th</sup> Street Redevelopment Plan.

**AESTHETIC CONSIDERATIONS:** The Urban Development Department retains design control over the property through the redevelopment process.

**ALTERNATIVE USES:** Single or multi-family residential.

**ANALYSIS:**

1. This is a request by the Director of Urban Development for a Change of Zone from R-6, Residential District to B-3, Commercial District.
2. This area is shown on Figure 16 "Lincoln's Land Use Plan" as Urban Residential. However, the N. 27<sup>th</sup> Street Redevelopment Plan shows the area for commercial uses. The N. 27<sup>th</sup> Street Redevelopment Plan was found to be in general conformance with the Comprehensive Plan and was approved in 1998.
3. The City of Lincoln acquired the properties between 1998 and 2000, relocated the tenants and demolished the structures.
4. The N. 27<sup>th</sup> Street Redevelopment plan was amended in March, 2000 to include specific project elements for this site. The project elements include alley paving, utility relocation, landscaping, platting and rezoning.
5. The Urban Development Department selected a developer for this site in 2000. The site will be developed for commercial uses in accordance with the plans approved by the Urban Development Department.

**STAFF RECOMMENDATION:**

Approval

Prepared by:

Jennifer L. Dam, Planner  
Planner

## CHANGE OF ZONE NO. 3296

### CONSENT AGENDA

### PUBLIC HEARING & ADMINISTRATIVE ACTION

### BEFORE PLANNING COMMISSION:

January 10, 2001

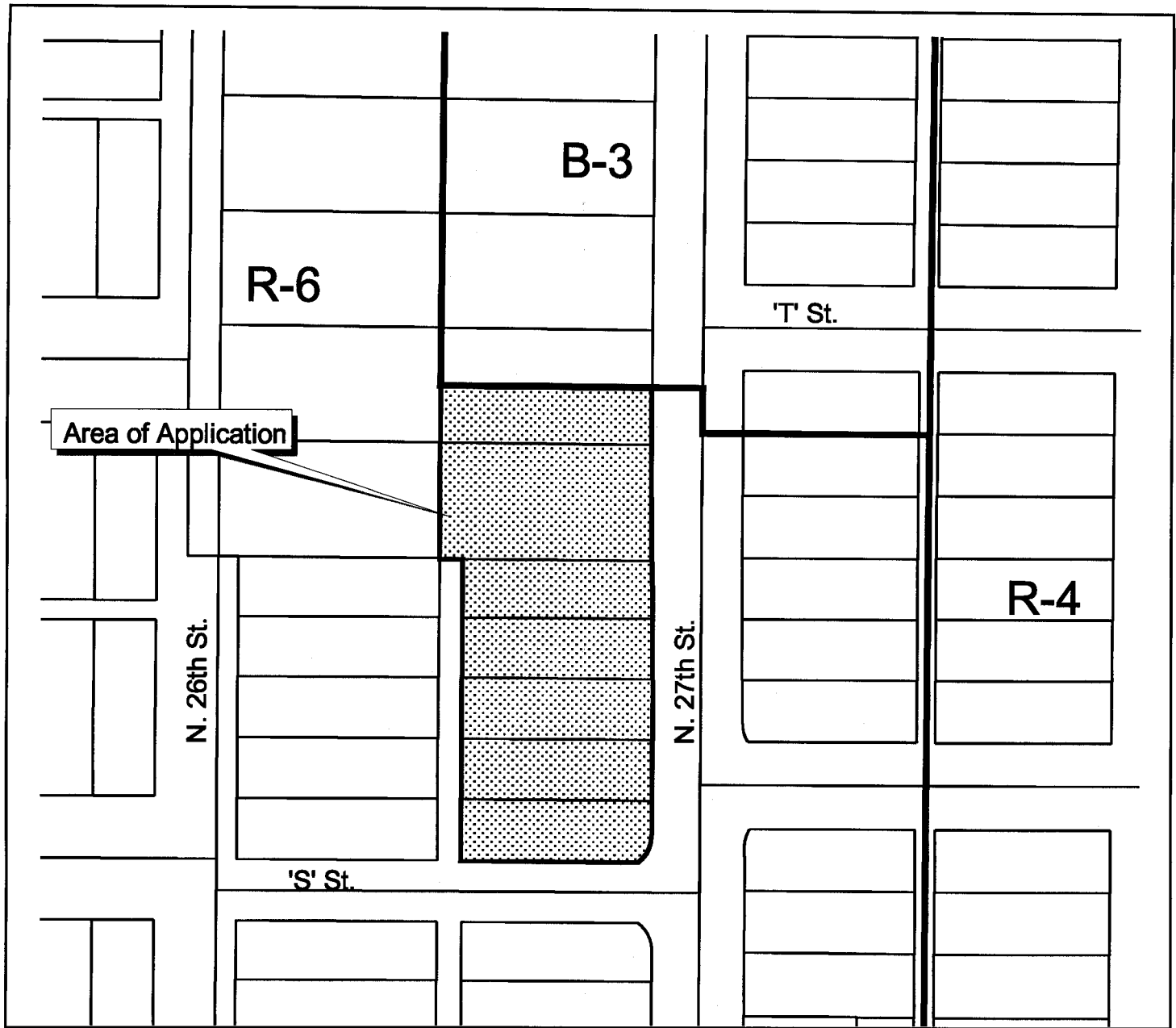
Members present: Bayer, Carlson, Duvall, Hunter, Krieser, Newman and Schwinn; Taylor and Steward absent.

The Consent Agenda consisted of the following items: **CHANGE OF ZONE NO. 3296, SPECIAL PERMIT NO. 1890, COMPREHENSIVE PLAN CONFORMANCE NO. 00009 and COMPREHENSIVE PLAN CONFORMANCE NO. 00010.**

**Item No. 1.4, Comprehensive Plan Conformance No. 00010**, was removed from the Consent Agenda and scheduled for separate public hearing at the request of Commissioner Carlson.

Newman moved to approve the remaining Consent Agenda, seconded by Schwinn and carried 7-0: Bayer, Carlson, Duvall, Hunter, Krieser, Newman and Schwinn voting 'yes'; Taylor and Steward absent.

Note: This is final action on Special Permit No. 1890, unless appealed to the City Council by filing a letter of appeal with the City Clerk within 14 days of the action by the Planning Commission.

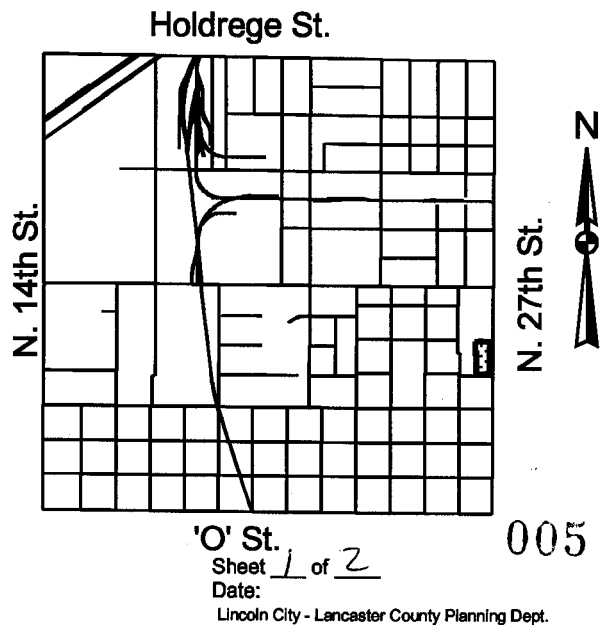
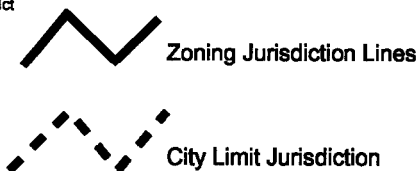


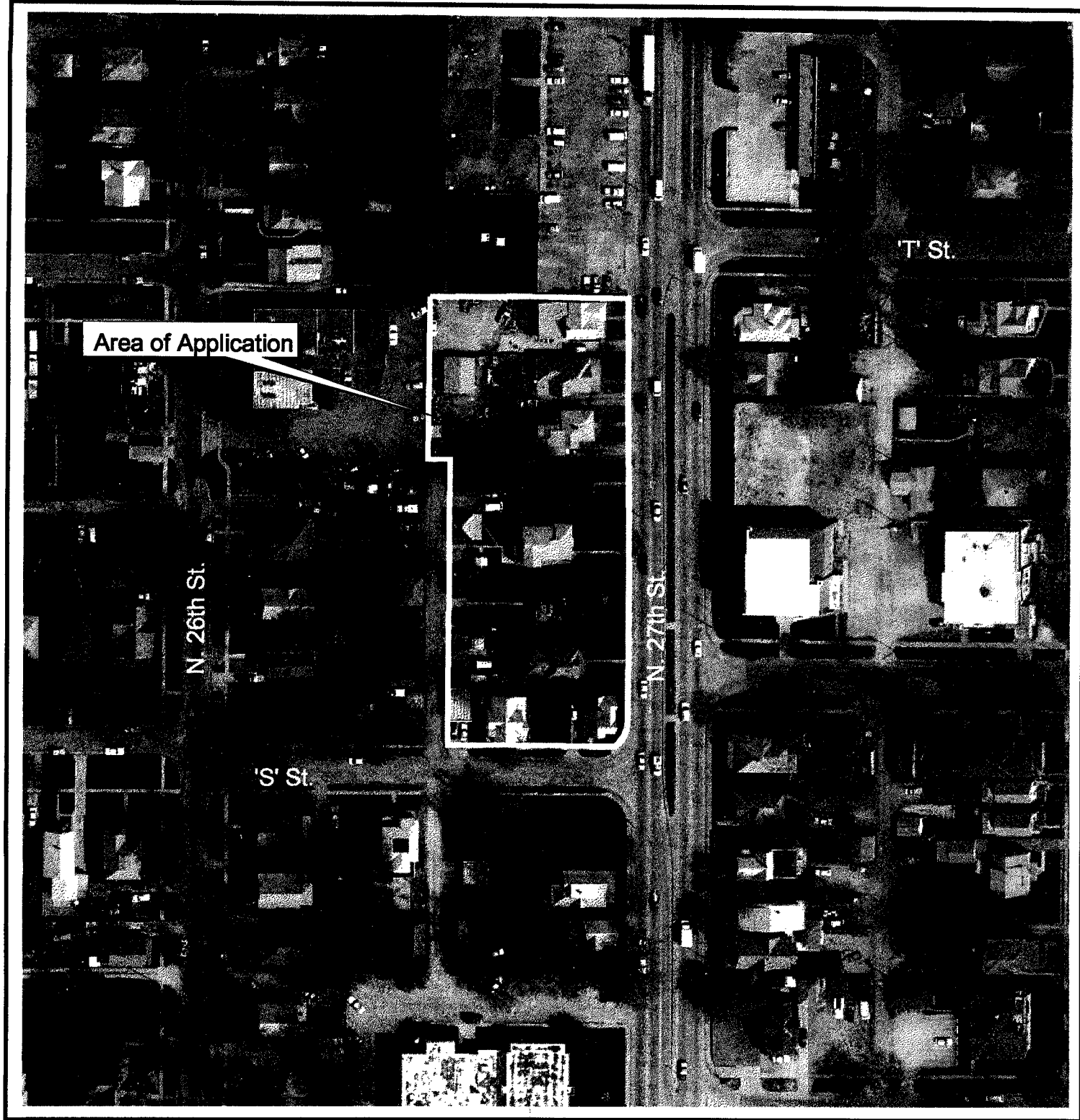
## Change of Zone #3296 N. 27th St. & 'S' St.

### Zoning:

- R-1 to R-8  
AG  
AGR  
R-C  
O-1  
O-2  
O-3  
R-T  
B-1  
B-2  
B-3  
B-4  
B-5  
H-1  
H-2  
H-3  
H-4  
I-1  
I-2  
I-3  
P
- Residential District  
Agricultural District  
Agricultural Residential District  
Residential Conservation District  
Office District  
Suburban Office District  
Office Park District  
Residential Transition District  
Local Business District  
Planned Neighborhood Business District  
Commercial District  
Lincoln Center Business District  
Planned Regional Business District  
Interstate Commercial District  
Highway Business District  
Highway Commercial District  
General Commercial District  
Industrial District  
Industrial Park District  
Employment Center District  
Public Use District

One Square Mile  
Sec. 24 T10N R6E





**Change of Zone #3296  
N. 27th St. & 'S' St.**



Sheet 2 of 2

Date: 12/19/00

Photograph Date: 1997 **006**

Lincoln City - Lancaster County Planning Dept.

# Lincoln



# Nebraska's Capital City

November 17, 2000

Kathleen A. Sellman, AICP  
Planning Director  
555 S. 10<sup>th</sup> Street  
Lincoln, NE 68508

Dear Kathleen,

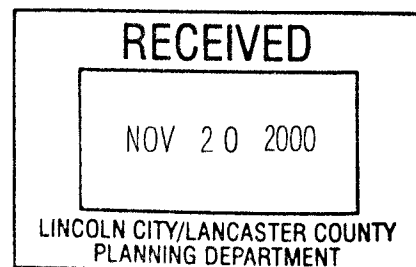
Enclosed please find a petition to Amend the Zoning Ordinance. Rezoning of this area on North 27<sup>th</sup> Street, west side, between "S" and "T" Streets, is identified as a project element in *The North 27<sup>th</sup> Street Redevelopment Plan* (p. 26, project #8) and necessary for redevelopment of this block. The City currently owns this land and after completing the RFP and selection process, Mayor Wesely selected a redeveloper. The proposed change of zone is necessary to move forward with this project which will be a commercial/office use; therefore, I am requesting the site be rezoned from R-6 to B-3.

Please forward the enclosed Petition to the Planning Commission for approval of this change of zone request. Thank you.

Sincerely,

Marc Wullschleger  
Director

enclosure



# N 27th Street, "S" to "T", Area Proposed for Change of Zone







Vicky  
<victoria@cooperfoun  
dation.org>

To: plan@ci.lincoln.ne.us  
cc:  
Subject: Change of Zone No. 3296

01/08/2001 09:22 AM

Members of the Planning Committee:

I am writing in support of the Change of Zone No. 3296, for the area on North 27th Street between S and T Streets, from R6 to B3 commercial zoning. I live on S Street, directly west of the area in question. We have owned our home there for nearly five years and I have lived in the neighborhood for 10. I am also Vice President of the Hawley Area Association neighborhood group.

This area previously had blighted housing stock and problem neighbors. In response to numerous complaints by the neighbors, the City of Lincoln purchased and tore down those houses. The Urban Development department has also worked closely with neighbors to determine the most appropriate redevelopment plan. Kris and Julie Sonderup's proposal for a retail/office complex on this site was determined to be most closely aligned with neighbors' wishes.

The Sonderup's have already made a commitment to this area by operating two good businesses on 27th and Vine. I think they are responsible developers and will be good neighbors. Their plan is appropriate to the overall N. 27th Street redevelopment plan and I encourage you to allow the zoning change.

Thank you for your careful consideration.

Victoria Kovar  
2610 "S" Street  
Lincoln, NE 68503  
402-476-9462 (h)  
402-476-7571 (w)



pstruwe@unlnotes01.u  
nl.edu

01/04/2001 03:17 PM

To: plan@ci.lincoln.ne.us

cc:

Subject: Planning Commission Members in regards to Change of Zone No.  
3296

As a founder of the Hawley Area (Neighborhood) Association(HAA), past secretary of HAA and current president of HAA, I am asking you to support this change of zone in our neighborhood.

From the very beginning, our association and the neighbors around this area of proposed change have worked with Urban Development to remove the houses that were causing all of us many problems and promote appropriate development. We support more commercial development along 27th street in this area and feel that it will be an asset to our community.

Thank you  
Peggy Struwe  
President of HAA